

ZONING AND BUILDING AGENDA

MAY 3, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

210548 DOCKET# 6523 - KINGSPORT, INC., Owner, P.O. Box 948, Orland Park, Illinois 60462, Application No. (SU-97-02;Z97014). Submitted by David B. Sosin, Attorney at Law, 11800 South 75th Avenue, Suite 300, Palos Heights, Illinois 60463. Seeking a SPECIAL USE in the R-3 Single Family Residence District for a Planned Unit Development in Section 7 of Orland Township. Property consists of approximately 40 acre tract of land located approximately 1200 feet east of Will Cook Road and approximately 1280 feet south of 143rd (via private entrance/easement) in Orland Township. Intended use: A 24-lot single family Planned Unit Development.
Recommendation: That application be granted.

The Village of Orland Park by their President and Board of Trustees approved the Final Plan.

The Zoning Board of Appeals at their regularly scheduled meeting on April 20, 2005, recommended approval of the Final Plat. The Zoning Board of Appeals was informed by the Building Department that the final engineering plans and all relevant documents have been approved.

242535 DOCKET #7131 – HOME WERKS, Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. A-21-04; Z01040). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Residence District for a Planned Unit Development (if granted under companion SU-21-10) in Section 35 of Lemont Township. Property consists of approximately 68 acres located at the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: Residential and commercial uses.
Recommendation: That application be granted an extension of time.

242536 DOCKET #7132 – HOME WERKS, Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. SU-21-10; Z01041). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-5 Single Family Residence District (if granted under companion A-21-04) for a Preliminary Planned Unit Development of 140 single family homes, in Section 35 of Lemont Township. Property consists of approximately 68 acres located on the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: Development of 140 single family homes on lot sizes not less than 12,500 square feet.
Recommendation: That application be granted an extension of time.

The Zoning Board of Appeals recommended to the Cook County Board of Commissioners that the extension of time be granted to June 18, 2006 on the above applications.

267275 DOCKET #7745 - AZZAM ALNINDI, Owner, 3021 West 131st Street, Blue Island, Illinois 60406, Application (No. SU-04-10; Z04115). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE, in the I-3 Intensive Industrial District for the towing and storage of operable and inoperable cars and vehicles and a trailer to be used as the business office in Section 36 of Worth Township. Property consists of .60 of an acre located at the southeast corner of 131st Street and Brayton Avenue. Intended use: A trailer, towing, storage of cars and vehicles.
Recommendation: That application be granted.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 268663 DOCKET #7809 - ANTHONY F. PALMERIN, JR., Owner, 4958 South Latrobe Avenue, Chicago, Illinois 60638, Application (No. SU-04-15; Z04189). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE, in the R-5 Single Family District for a single family residence with accessory structures and with a storefront grocery store (all existing) with companion Variance for setback issues in Section 9 of Stickney Township. Property consists of .09 of an acre located at the northwest corner of Latrobe Avenue and 50th Street in Stickney Township. Intended use: A single family residence with storefront grocery store. **Recommendation: That application be granted.**
- 268664 DOCKET #7787 - ANTHONY F. PALMERIN, JR., Owner, 4958 South Latrobe Avenue, Chicago, Illinois 60638, Application (No. V-04-164; Z04190). Submitted by same. Seeking a VARIANCE, in the R-5 Single Family District to reduce on the principal structure the front yard setback from the minimum required 30 feet to 0 feet; to reduce corner side yard setback from the minimum required 15 feet to 0 feet; to reduce the right interior side yard setback from the minimum required 10 to 5 feet (all existing); to reduce accessory structure setbacks on the right interior side yard setback from the minimum required 10 feet to 0 feet for the pool; for the new detached garage to reduce corner side yard setback from the minimum required 15 feet to 0 feet; to reduce rear yard setback from the minimum required 3 feet to 0 feet and to reduce right interior side yard setback from the minimum required 10 feet to 2 feet with the companion Special Use Unique Use (SU-04-15) for a single family residence, accessory structures and a storefront grocery store all existing in Section 9 of Stickney Township. Property consists of .09 of an acre located at the northwest corner of Latrobe Avenue and 50th Street in Stickney Township. Intended use: A single family residence with storefront grocery store. **Recommendation: That application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS

- 270954 DOCKET #7826 - R. DOPPECT, Owner, Application: Variation to reduce from yard setback from 15 feet to 2 feet (existing) and reduce right interior side yard setback from 15 feet to 5 feet (existing) for an on-premise advertising pole sign (attaching a new sign to the existing pole) in the C-8 Intensive Commercial District. The subject property consists of approximately 0.98 of an acre, located on the northwest side of Rand Road, approximately 435 feet southeast of Lake-Cook Road in Palatine Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

- 270955 DOCKET #7833 - T. KELLY, Owner, Application: Variation to combine two (2) lots into one (1); reduce lot area from 40,000 square feet (requirement for well and septic) to 30,000 square feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located on the southeast corner of 207th Street and Gardner Avenue in Bloom Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16251

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS

- 270956 DOCKET #7843 - B. & J. HOLMSTROM, Owners, Application: Variation to reduce right interior side yard setback from 15 feet to 9 feet for a proposed attached garage and 2nd story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located on the east side of Monitor Avenue approximately 495 feet south of 127th Street in Worth Township. **Recommendation: That application be granted.**
- Conditions: None
- Objectors: None
- 270957 DOCKET #7844 - G. & E. KLIMA, Owners, Application: Variation to reduce left interior side yard setback from 10 feet to 6 feet; reduce right interior side yard setback from 10 feet to 4 feet (existing) for a proposed garage addition to principal; reduce left interior side yard setback from 10 feet to 7.5 feet (existing); and reduce rear yard setback from 5 feet to 2.4 feet (existing) on the detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the north side of 75th Street, approximately 50 feet west of Nottingham Avenue in Stickney Township. **Recommendation: That application be granted.**
- Conditions: None
- Objectors: None
- 270958 DOCKET #7845 - B. OSTROWSKI, Owner, Application: Variation to increase the floor area ratio from .40 to .47; reduce front yard setback from 20 feet (at 20%) to 15 feet; reduce corner side yard setback from 15 feet to 10 feet; reduce left interior side yard setback from 10 feet to 5 feet; and reduce rear yard setback from 40 feet to 30 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the northeast corner of Manor Lane and Bryn Mawr Avenue in Norwood Park Township. **Recommendation: That application be granted.**
- Conditions: None
- Objectors: None
- 270959 DOCKET #7846 - S. LAPAN, Owner, Application: Variation to increase fence and gate from 3 feet to 6.5 feet (fence) and 8 feet (gate) in front yard in the R-4 Single Family Residence District. The subject property consists of approximately 0.58 of an acre, located on the south side of Oak Avenue, approximately 300 feet west of Western Avenue in Northfield Township. **Recommendation: That application be granted.**
- Conditions: That a decorative rod iron fence be installed.
- Objectors: None
- 270960 DOCKET #7848 - J. CORDOVA, Owner, Application: Variation to reduce front yard setback from 30 feet to 24 feet (existing); and reduce right interior side yard setback from 10 feet to 7 feet (existing detached accessory structure) for a dormer only in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the east side of Alta Street, approximately 60 feet south of Wellington Avenue in Leyden Township. **Recommendation: That application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS

270961 DOCKET #7849 - SCHOOL DISTRICT #211, Owner, Application: Variation to reduce lot area from 40,000 square feet (requirement for well and septic) to 22,207 square feet (existing) and reduce lot width from 150 feet to 100 feet (existing) for a new single family residence being built through the building trade program by high school students with supervision by a professional tradesmen in the R-5 Single Family Residence District. The subject property consists of approximately 0.51 of an acre, located on the south side of Wise Road approximately 190 feet east of Springfield Road in Schaumburg Township. **Recommendation: That application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16417

270962 DOCKET #7851 - E. & L. JACOBSON, Owners, Application: Variation to reduce lot area from 40,000 square feet to 20,000 square feet (existing); and reduce lot width from 150 feet to 100 feet for an addition to an existing single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the east side of Greenwood Court, approximately 200 feet south of Blackhawk Drive in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16355

270963 DOCKET #7852 - L. A. DEVELOPMENT, Owner, Application: Variation to reduce lot area from 10,000 square feet to 6,596 square feet (existing) for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately .15 of an acre, located on the east side of Hyde Park Avenue, approximately 100 feet north of Montana Street in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Tuesday, May 17, 2005.